| OWNERSHIP 1015344 2024 1/04/2024 | PROPERTY DESCRIPTION | TAX SUBDIVISIONS | MAP NUMBER | CARD NO |
|---|---|---|---|---|
| TWO FARMS INC | 4206 W VERNON AV | FALLING CREEK | 450503323514 | 1 |
| | ROYAL FARMS | | RECORD NUMBER: 3043 | |
| PO BOX 32307 | | COUNTY/CITY OF KINSTON | ROUTE 3032000 | |
| CHARLOTTE NC 28232 | | | LISTER: LNLHOLLO 9182023 | |
| DEED: 1941 332 | 4206 W VERNON AV | | REVIEW: | |

```
+-------------------100--------------------+
:                                          :
:                                          :
:                                          :
:                                          :
5                                         5-8+
0                                         0  :
:                                          :  :
:                                          :  :
:                                          :  3
:                                          :  4
A                                          :  :
+--------+--58----------+       +----24----+  :
         B             8       C             :
         8------35------+---18--8-----32------+
```

| TOPO | STREET | UTILITY | ZONING | 1.850 ACRES | NBHD |
|---|---|---|---|---|---|
| | | | IB | | 0995 |
| | | | NOTES: | | |

| # | LAND CLASS | SIZE | * RATE | *SIZ% | *DPT% | *ADJ% | =LND-VALUE |
|---|---|---|---|---|---|---|---|
| 1 | 11TLAND | 1.85AC | 450000 | 1.00 | 1.00 | .90 | 405000 | 749250 |

LAND VALUE: 749250

| # | OTHER FEAT | SIZE | BASERATE | *SIZ%= | ADJRATE* | UNITS | *QGR% | -COND% | =OFB-VALU |
|---|---|---|---|---|---|---|---|---|---|
| 2 | 12CCANSRVS | 40* 132 | 21.75 | | | 5280 | 1.00 | | 114829 |
| 3 | 58CPAVING | * | 1.70 | | | 35188 | 1.00 | | 59814 |
| 4 | 59CPAVING-A | * | 3.00 | | | 9408 | 1.00 | | 28222 |
| 5 | 40CCONC-PAD | 12* 20 | 3.19 | | | 240 | 1.00 | | 765 |
| | | * | | | | | | | |
| | | * | | | | | | | |
| | | * | | | | | | | |
| | | * | | | | | | | |

OTHER VALUE: 203630

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/QTY | DPRT:DEPR - COMMERCIAL |
|---|---|---|---|---|---|
| SLAB | BR+STONE | HEATPUMP | RUBBER | 1.00STHT 'WALL BDRM | |

COMM - IMP B AYB 2023 EYB

DIMENSIONS: A-DU50DR100DD50DL24DD8DL18DU8DL58 B-MR23DD8DR35DU8DL35 C-MR76DD8DR32DU34DL8DD26DL24

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%= | ADJRATE* | AREA | *%STY= | COST | QG% | QG RCN | -DEPR% | -CND%= | FMV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A | 34 CONV STR | 5144 | 1.00 | 149.47 | .7541 | | 112.715 | 5144 | | 579805 | | | | | |
| | 3410 HEATPUMP | | | | | | | 5144 | | | | | | | |
| | 3413 BR+STONE | | | | | | | 5144 | | | | | | | |
| | 144.00 GAS | | | | | | | | | | | | | | |
| | 144.00 FLAT | | | | | | | | | | | | | | |
| B | 96 CANOPY-C | 280 | | 10.00 | 1.0000 | | 10.000 | 280 | | 2800 | | | | | |
| C | 96 CANOPY-C | 464 | | 10.00 | 1.0000 | | 10.000 | 464 | | 4640 | | | | | |

HSF: 5144.00 %COMP: 100 RPCN: 587245 1.25 734056 - - = 734056

STRUCTURE VALUE: 142.70 QGRCN/HSF 142.70 FMV/HSF 734056

| VALUATION | | | VALUE | PREV-VAL. | P-N% | SALE | S-N% | | TOTAL VALUE 1686936 |
|---|---|---|---|---|---|---|---|---|---|
| LAND | | | 749250 | 749250 | 100% | WD | | 405000LV/AC | |
| OTHERFEAT | | | 203630 | 12875 | 1581% | 12222021 | | | |
| STRUCTURE | | | 734056 | 194240 | 377% | 1941-332 | | TV/HSF | |
| TOTAL | | | 1686936 | 956365 | 176% | 1700000 | 0099% | SP/HSF | |

APPRAISED-VALUE: 1686936